



# HARWOODS

Chartered Surveyors & Estate Agents

**FOR SALE AS GOING CONCERN**

**NIA 311 sq m / 3348 sq ft  
( approx)**



**126 - 128 Northampton Road, Market Harborough, Leicestershire, LE16 9HF**

**For Sale £1,100,000**

This is a unique opportunity to acquire an independent living unit registered as "Sheltered Accommodation" established over 41 years this care provider has become very well known in the local area to provide mental health care to their residents.

Ideal for the local market and regional operators wishing to add to their portfolio. The property was formerly two Victorian houses having been converted to provide independent living.

The house is registered with the Care Quality Commission CQC as a supported living setting for tenants, to live in their own home as independently. Accommodation provided up to 10 Residents, and the home is currently rated Good.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

Email: [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk) [www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

**NET INTERNAL AREA:**

Ground Floor:	144.77 sq m	1526 sq ft
First Floor:	105.93 sq m	1140 sq ft
Net Internal:	250.70 sq m	2689 sq ft

**THE PROPERTY:**

Ground Floor -Two entrance halls, managers office, residents lounge, two dining rooms, two kitchens, utility room, bathroom, conservatory, four bedrooms one with ensuite facilities.

First Floor – Two landings, two bedrooms with lounges, five further bedrooms, one bathroom one shower room.

Outside – Parking to the side, courtyard garden to front and rear.

**LOCATION:**

The property is in an established residential positioned on one of the main roads leading into Market Harborough and close to the town centre. Market Harborough is located between the towns of Desborough (approx. 6 miles) and Kettering (approx. 12 miles)

**LEGAL FEES:**

Each party responsible for own legal fees

**SERVICES:**

We understand that mains water, gas, electricity and drainage are connected to the property.

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Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**TRADING INFORMATION:**

Two management accounts to April 2025 show an income of £371,336 and £73,641 for a 12-month period. Current Fees are operated with a care service providing care for tenant 24/7 with a sleep in night staff. The tenants have individual tenancies and pay rent to the landlords.

**STAFF:**

The home is run by a registered manager with a full staff team.

**ENERGY EFFICIENCY RATING:**

EPC- D-61

EPC- D-60

**PREMIUM:**

None





Ground Floor  
Area: 1916 ft<sup>2</sup> ... 178.0 m<sup>2</sup>

First Floor  
Area: 1380 ft<sup>2</sup> ... 128.2 m<sup>2</sup>

Total Area: 3296 ft<sup>2</sup> ... 306.2 m<sup>2</sup>  
All measurements are approximate and for display purposes only

**VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

797/SW

**Sasha Wood – Tel: 01933-441464**  
**or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

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